

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

Estate of: John D Billek

Late of: Butler PA
Executor: Rajiv Sawhney
5 Waterside Place
Pittsburgh PA 15222
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Morris Franklin Burns

a/k/a: Frank Burns

a/k/a: M Frank Burns

Late of: Cranberry Township PA
Executor: Marilyn S Burns
2081 Isleworth Lane
Cranberry Twp PA 16066
Attorney: Albert G Feczko Esq
2656 Monterey Drive
Pittsburgh PA 15241

Estate of: Mary Lou Davis

Late of: Penn Township PA
Executor: Rodger M Davis
200 Becker Road
Butler PA 16002
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Gwendlyn Pearl Green

Late of: Butler PA
Administrator: Kelly S Kane
227 Boy Scout Road
Evans City PA PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Rose L Hackett

Late of: Butler Township PA
Executor: Colleen E Stamm
479 S Benbrook Road
Butler PA 16001
Executor: William R Hackett
6659 Farbell Row
Columbia MD 21045
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: James F Hawk

a/k/a: James F Hawk Jr

Late of: Fairview PA
Executor: Robert F Hawk
122 Thornwood Drive
Butler PA 16001
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

Estate of: Anthony C Kuniak

a/k/a: Anthony Kuniak

Late of: Mars PA
Executor: Kimberly Ann Kuniak Oltman
418 Gentle Breeze Circle
Fredericksburg VA 22406
Executor: Anthony Joseph Kuniak
1651 Chapel Ridge Lane
Mars PA 16046
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Ruth M Mathews

Late of: Marion Township PA
Executor: Raymond D Mathews Jr
92 Limewood Avenue Unit 6A
Bradford Ct 06405
Attorney: Milford L McBride III
McBride & McBride PC
211 South Center Street
Grove City PA 16127

Estate of: Dorothy M Rezak

Late of: Buffalo Township PA
Executor: David Posney
157 Beale Road
Sarver PA 16055
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary Frances Robinson

Late of: Lancaster Township PA
 Administrator: Sharon K Caccamo
 126 Robin Ln
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Agnes C Ryan

Late of: Butler PA
 Executor: Francis B Roudybush
 102 Applewood Lane
 Slippery Rock PA 16057
 Attorney: Robert D Spohn Esquire
 277 West Main St
 PO Box 551
 Saxenburg PA 16056

Estate of: Ronald Seybert**a/k/a: Ronald H Seybert****a/k/a: Ronald Harold Seybert**

Late of: Clinton Township PA
 Administrator C.T.A.: Norma Seybert
 1106 Sun Mine Road
 Sarver PA 16055
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxenburg PA 16056

Estate of: Elizabeth V Sabo

Late of: Zelienople PA
 Executor: Walter M Lefebvre
 105 1/2 Hazel St
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: January 26 & February 2, 9, 2018

SECOND PUBLICATION**Estate of: Alexis Arthur**

Late of: Jefferson Township PA
 Administrator: Kenneth Wirtz
 109 Old Farm Lane
 Saxenburg PA 16056
 Attorney: Edward L Kelly
 Jones Gregg Creehan & Gerace LLP
 411 Seventh Ave Suite 1200
 Pittsburgh PA 15219

Estate of: John B Blakley Jr

Late of: Valencia PA
 Executor: Melissa Ann Weber
 147 Forrest Drive
 Fombell PA 16123
 Attorney: Frank W Habenicht Esq
 287 Pittsburgh Road
 Suite 1
 Butler PA 16002

Estate of: Thomas A Cleary

Late of: Butler Township PA
 Administrator: Christine M Cleary
 406 McCalmont Rd
 Renfrew PA 16053

Estate of: Lucille Helen Druga**A/K/A: Lucille H Druga**

Late of: Butler Township PA
 Executor: Kevin J Mendus
 439 Worthington Drive
 Mars PA 16046
 Attorney: Lynn M Patterson
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Villard C Fox

Late of: Lancaster Township PA
 Admr. D.B.N. C.T.A.: Ronald D Fox
 406 Country Club Rd
 Ellwood City PA 16117
 Attorney: Darla J Hancher
 101 North Green Lane
 Zelienople PA 16063

Estate of: Laura A Herold

Late of: Oakland Township PA
 Executor: Linda Barto
 104 Barto Lane
 Chicora PA 16025
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery And Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Jeffrey G Koren

Late of: Winfield Township PA
Executor: Jennifer A Barbati
611 Penn Tree Drive
Gibsonia PA 15044
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: John W Steetle

Late of: Butler Township PA
Executor: Barbara Jean Steetle
149 Linhurst Avenue
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: January 19, 26 & February 2, 2018

THIRD PUBLICATION

**Estate of: Susan A Graham
a/k/a: Susan Arlene Graham**

Late of: Zelenople PA
Executor: Valerie S Graham
1275 Route 588
Fombell PA 16123
Attorney: Wesley F Hamilton
208 South Main Street
Zelenople PA 16063

Estate of: Albert S Heasley

Late of: Evans City PA
Administrator: Christopher A Heasley
424 North Jackson Street
Evans City PA 16033
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Rose C Smith

a/k/a: Rose C Mohn Smith

Late of: Butler Township PA
Executor: Jay D Mohn
242 Spruce Road
Karns City PA 16041
Attorney: Robert J Stock
Stock & Patterson
106 South Main St Suite 603
Butler PA 16001

BCLJ: January 12, 19, 26, 2018

MORTGAGES

Recorded December 26 - December 29, 2017

Anieli1 LLC-WASHINGTON FIN BK
Franklin Twp-\$1,150,144.00

Armstrong, Jane Clark-HOME SAV BK
Adams Twp-\$163,200.00

Beil, Brian S-FIRST NATL BK PA-Adams
Twp-\$483,650.00

Boltz, Christopher D-NORTHWEST BK
Jefferson Twp-\$114,500.00

Bonus, Jack L-CITIZENS BK PA-Lancaster
Twp-\$100,000.00

Boofer, Frances P-FARMERS NATL BK
EMLENTON-Clay Twp-\$28,000.00

Book, Todd M-FIRST NATL BK PA-
Muddycreek Twp-\$159,804.00

Breedlove, Benjamin Parker-MOVEMENT
MTG LLC-Cranberry Twp-\$197,000.00

Buchholz, Cory L-ARMCO CRED UN-
Butler Twp-\$84,800.00

Cannon USA Inc-FIFTH THIRD BK-
Cranberry Twp-\$2,900,000.00

Chirdon, Scott M-FIRST COMMONWEALTH
BK-Middlesex Twp-\$276,500.00

Connolly, Mark S-ARMCO CRED UN-Penn
Twp-\$67,000.00

Covey, William B Jr-PURDUE FED CRED
UN-Slippery Rock Boro-\$390,000.00

Cypher Land Co LLC-BRENTWOOD BK-
Butler City-\$3,265,000.00

Dantoni, Vincent M IV-PLAZA HOME MTG
INC-Franklin Twp-\$202,500.00

Desuta, David F-CITIZENS BK PA-Worth
Twp-\$240,000.00

Dickerman, James-AFFINITY FED CRED
UN-Butler Twp-\$25,000.00

Dietz, Louis Aka-QUICKEN LOANS INC-
Jefferson Twp-\$75,000.00

Ding, Ying-NVR MTG FIN INC-Middlesex
Twp-\$241,616.00

Dunker, Malcom L-WESBANCO BK INC-
Connoquenessing Twp-\$110,000.00

Duster, John M Jr-HUNTINGTON NATL
BK-Butler Twp-\$150,000.00

Eichelberger, Todd E-NORTHWEST BK-
Cranberry Twp-\$33,664.91

Engelbrecht, Nico-QUICKEN LOANS INC-
Butler City-\$76,500.00

Ernst, Timothy G-PNC MTG AKA-Center
Twp-\$796,000.00

Fitzingo, Andrea L-NEXTIER BK NA-
Concord Twp-\$90,000.00

Fleming, Richard-CITIZENS BK PA-
Cranberry Twp-\$100,000.00

Frank, Steven W-E MTG MGMT LLC-
Cranberry Twp-\$299,250.00

Gallruggiero, Taylor A-ARMCO CRED
UN-Butler City-\$123,093.00

Garrard, William C-PRINCETON FIN LLC-

Robakowski, Linda; Chandler, John III:
Writ of Possession:17-30008

DIVORCES

Week ending January 19, 2018

1st Name-Plaintiff

2nd Name-Defendant

- Colton, Sam E vs. **Colton, Katherine:** Jeffrey P Myers & Kate Cleary Lennen, Esq: 18-90025
- Ferguson, Megan C vs. **Ferguson, Mitchel J:** Atty-None: 18-90038
- Frederick, Amanda D vs. **Frederick, Jon A:** Gerri V Paulisick, Esq: 18-90029
- Hockenbery, Randell A vs. **Hockenberry, Jeannie:** Matthew E Fischer: 18-90039
- Jewett, Braelene D vs. **Jewett, Timothy J:** Gerri V Paulisick, Esq: 18-90042
- Jordan, Wayne vs. **Jordan, Marianne:** Mildred B Sweeney & Heather M Papp Sicignano, Esq: 18-90026
- Lindsay, Robert E vs. **Lincoln, Wendi S:** Cathy S Boyer, Esq: 18-90028
- Phipps, Andrea Lynne vs. **Phipps, Ryan D:** Deborah L Iwanyshyn, Esq: 18-90043
- Shively, Kiley Lynn vs. **Shively, Corey Lee:** Atty-None: 18-90036
- Zion, Mark Anthony Jr vs. **Zion, Lisa Marie:** Atty-None: 18-90032

Notice of Trust

RE: Janet J. Speer Revocable (now Irrevocable) Trust Administration

Notice is hereby given that **Patricia L. Miller** is the Trustee of the above named Trust. All persons indebted to Janet J. Speer are requested to make payment and all those having claims against Janet J. Speer are directed to present the same without delay to: Janet J. Speer Revocable (now Irrevocable) Trust Patricia L. Miller, Trustee C/O Cohen & Grigsby, P.C. 625 Liberty Avenue, 7th Floor Pittsburgh, PA 15222-3152 Or to: C. Eric Pfeil, Esquire C/O Cohen & Grigsby, P.C. 625 Liberty Avenue, 7th Floor Pittsburgh, PA 15222-3152

Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

BCLJ: January 19, 26 & February 2, 2018

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 15, 2017:

Womens Marketing and Education Network, Inc. 113 Timberlee Drive Evans City, PA 16033

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

BCLJ: January 26, 2018

**TOWNSHIP OF BUTLER
NOTICE**

THE BUTLER TOWNSHIP BOARD OF COMMISSIONERS WILL CONSIDER ADOPTION OF TOWNSHIP ORDINANCE NO. 898 AT A MEETING ON **MONDAY, FEBRUARY 5, 2018, 6:30 P.M.** IN THE PUBLIC MEETING ROOM, 290 S. DUFFY ROAD, BUTLER, PA 16001.

A TITLE AND SUMMARY OF THE PROPOSED ORDINANCE ARE AS FOLLOWS:

TITLE

AN ORDINANCE OF BUTLER TOWNSHIP, PENNSYLVANIA, WITHDRAWING FROM THE BUTLER TRANSIT AUTHORITY AS A MEMBER OF THE AUTHORITY PURSUANT TO THE MUNICIPAL AUTHORITIES ACT OF 1945.

**SUMMARY OF PROPOSED TOWNSHIP
OF BUTLER ORDINANCE NO. 898**

The proposed Ordinance will approve the withdrawal of the Township of Butler as a member of the Butler Transit Authority and authorize the Butler Transit Authority to publish the required notice and file the necessary paperwork with the Pennsylvania Department of State in order to effectuate the withdrawal of the Township as a member of the Butler Transit Authority.

The full text of the Ordinance is available for inspection at the Butler Township Municipal Building, 290 S. Duffy Road, Butler, PA 16001.

BUTLER TOWNSHIP
BOARD OF COMMISSIONERS
290 S. Duffy Road
Butler, PA 16001

BCLJ: January 26, 2018

**COURT OF COMMON PLEAS
BUTLER COUNTY
No.: 14-10853**

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO PA.R.C.P.3129**

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Alternative Loan Trust 2007-5CB Mortgage Pass-Through Certificates, Series 2007-5CB, Plaintiff,

vs.

Diane R. Diorio, a/k/a Diane Diorio; Defendant.

TAKE NOTICE:

Your house (real estate) at 412 Olive Street, Butler, PA 16001, is scheduled to be sold at sheriff's sale on March 16, 2018 at 11:00 AM at 124 W. Diamond Street, Butler, PA 16003-1208 to enforce the Court Judgment of \$129,629.08 obtained by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Alternative Loan Trust 2007-5CB Mortgage Pass-Through Certificates, Series 2007-5CB.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE**

DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates, LLC at (856) 482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Notice to Defend
Butler County Courthouse
300 South Main Street
Butler, PA 16001
(724) 284-5214

BCLJ: January 26, 2018

NOTICE OF VOLUNTARY DISSOLUTION BY BUSINESS CORPORATION

Notice is hereby given by **ChloMag Corp.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by the Business Corporation Law of 1988, approved on December 21, 1988, Act No. 177, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

GARY J. GUNNETT, ESQUIRE, c/o
HOUSTON HARBAUGH, P.C.,
Three Gateway Center,
401 Liberty Avenue, 22nd Floor,
Pittsburgh, Pennsylvania 15222-1005

BCLJ: January 26, 2018

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of March 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 13, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30294
C.P. 2017-22056
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **HARRY L. ALCORN** at the suit of **UNITED SECURITY FINANCIAL CORP.**, Being:-

ALL Those Certain Pieces, Parcels or Lots of Land Situate In Washington Township, Butler County, Pennsylvania, Being Bounded And Described As Follows:

BEGINNING At A Stake At The Northeast Comer Of The Herein Described Lots On The West Side Of The North Washington-Eau Claire Road, A/K/A PA State Route No. 38 And On The South Line Of A 30-Foot Private Roadway; Thence Along The West Side Of PA State Route No. 38, South 28 Degrees 8 Minutes West, A Distance Of 80 Feet To A Stake; Thence Along PA State Route No. 38, South 31 Degrees 47 Minutes West, A Distance Of 252.93 Feet To A Stake On Line Of Lands Of Now Or Formerly John Fithian; Thence Along Said Lands Of Now Or Formerly John Fithian, South 89 Degrees 9 Minutes West, A Distance Of 200 Feet To A Stake On The East Side Of A 30-Foot Roadway; Thence Along The East Side Of Said 30-Foot Roadway, North 26 Degrees 49 Minutes East, A Distance Of 349.41 Feet To A Stake; Thence Along The East Side Of Said 30-Foot Roadway, North 28

Degrees 8 Minutes East, A Distance Of 80 Feet To A Stake At The Corner Of The Intersection Of Another 30-Foot Roadway; Thence Along The Last Mentioned 30-Foot Roadway, South 61 Degrees 52 Minutes East, A Distance Of 200 Feet To The Place Of Beginning, Being Lots Nos. 1 and 2 In The Washington Plan Of Lots.

UNDER AND SUBJECT To The Restrictions Set Forth In A Certain Deed From The School District Of Washington To Sheldon Shaffer And Laura Shaffer, His Wife, Dated June 22, 1953.

District/Map/Parcel No.: 310-S3-A1
Having Thereon Erected A Dwelling House, Garage And Pool And Being Known As 2753 Oneida Valley Road, Parker, Pa 16049.

DEED BOOK: Instrument Number 201110280026546

DEED PAGE: Instrument Number 201110280026546

MUNICIPALITY: Washington Township

TAX PARCEL: 310-S3-A1

PROPERTY ADDRESS: 2753 Oneida Valley Road Parker, PA 16049

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30071
C.P. 2017-20765
ATTY ABBIGAIL BRUNNER**

Seized and taken in Execution as the property of **BRYAN J. BARNES** at the suit of **WELLS FARGO BANK, NA**, Being:

All those certain tracts of land situate in the Village of Boyers, Marion Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

FIRST: BEGINNING at a point on the Franklin Road, said point being South 16 degrees West, 8 feet from an iron pin on the Franklin Road; thence South 78 degrees East along the South line of lands of Dessie Seaton, 60 feet to a point; thence North 16 degrees East along eastern lien of Dessie Seaton, now Craig, 40 feet to a point; thence South 78 degrees East 20 feet, more or less, to a point now or formerly Byers; thence South 16 degrees West along line of lands of Hennon, formerly Reuben Byers, 98 feet, more or less,

to a point on the public road; thence North 79 degrees West along said public road, 80 feet to a point on the Franklin Road; thence North 16 degrees East along said Franklin Road, 53.7 feet to a point, the place of beginning, as per survey by L. C. D. Greenough, June 1937.

SECOND: BEGINNING at a post on the Butler and Franklin Road, the Northwest corner of the lot herein conveyed; thence South 82 degrees East, 80 feet, more or less, to a post; thence South 16 degrees West, 52 feet, more or less, to a post; thence South 86 degrees West, 40 feet, more or less, to a post at corner of shed; thence North 78 degrees West, 41.5 feet, more or less, to a point in the aforesaid road; thence along said road North 16 degrees East, 57.3 feet, more or less, to place of beginning.

THIRD: THE grantors remise and release and forever quit-claim to the grantees their heirs and assigns, all their right, title and interest of, in and to a strip of land twelve (12) feet wide along the Franklin Road, and extending along the second tract described above, for a distance of 80 feet, more or less, East to lands of now or formerly Byers.

FOURTH: ALL THAT certain piece, parcel or lot of lands situate in Boyers, Marion Township, Butler County, Pennsylvania, fronting forty-four (44) feet on the Franklin Road and extending back in an easterly direction sixty-five (65) feet by parallel lines. Having thereon erected a frame dwelling house and garage.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED PER THE SURVEY OF BOCK AND CLARK, DATED AUGUST 24, 1998:

ALL THAT certain piece, parcel or lot of land situate in the Township of Marion, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point common to S.R. 4012 and Main Street, f/k/a Franklin Street, said point being the Southwest corner of the lot herein described; thence along Main Street, f/k/a Franklin Street the following courses and distances: North 16 degrees 00 minute 00 second East, a distance of 53.70 feet; North 78 degrees 00 minute 00 second West, a distance of 5.00 feet; North 16 degrees 00 minute 00 second East, a distance of 113.30 feet, more or less, to a point on line of lands of now or formerly Gaiser, said point

being the Northwest corner of the lot herein described; thence along line of lands of now or formerly Gaiser, South 82 degrees 00 minute 00 second East, a distance of 80.00 feet, more or less to line of lands of now or formerly R. McKnight, said point being the Northeast corner of the lot herein described; thence along line of lands of now or formerly R. McKnight, South 16 degrees 00 minute 00 second West, 162.00 feet, more or less, to a point on line of S.R. 4012, said point being the Southeast corner of the lot herein described; thence along line of S.R. 4012, North 79 degrees 00 minute 00 second West, a distance of 80.00 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan J. Barnes, by Deed from Verna McGallis Craig and Merle King Craig, her husband, Dated 08/28/1998, Recorded 08/28/1998, in Book 2904, Page 664.

Tax Parcel: 210-S1-A13-0000

Premises Being: 2306 Main Street, a/k/a 2306 West Sunbury Road, Boyers, PA 16020

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30299
C.P. 2017-22092
ATTY LEON HALLER**

Seized and taken in Execution as the property of **JOSE M. BERMUDEZ** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or lot of land situate in the Fourth Ward of the City of Butler, Butler County, Pennsylvania, being part of Lots 1 and 2 of the Oakland Place Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 185, page 495, more particularly bounded and described as follows:

On North 44 feet by East Pearl Street; on the East 70 feet by lot of Pickard; on the South 44 feet by lot of Shannon; on the West 70 feet by lot of McCall.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 409 E. PEARL STREET BUTLER, PA 16001

TAX PARCEL NO. 564-21-106-000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Marie Mccafferty, by deed dated August 17, 2006 and recorded August 23, 2006 at Butler County Instrument No. 200608230021659.

TO BE SOLD AS THE PROPERTY OF JOSE M. BERMUDEZ UNDER JUDGMENT NO. 2017-10804.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30288
C.P. 2017-22022
ATTY DANIEL CAPECCI

Seized and taken in Execution as the property of **DIANNE H. BRADY** at the suit of DEUTSCHE BANK NATIONAL TRUST, Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, on Sunset Circle, being Unit C in Parcel 8-B, in the revised Glen Eden-Phase III-B, Multi-Family Site Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 142, page 35.

SUBJECT to all exceptions, restrictions, covenants, conditions, and Restrictions as are recorded in Deed Book Volume 1173, page 65, the By-Laws thereunder, and all that may follow from them.

BEING parcel #130-S18-E8C

BEING the same property conveyed to DIANNE H. BRADY, the mortgagors herein, by virtue of a deed from MARK D. WEIS and KATHYE. WEIS husband and wife, dated Feb. 15, 2006 and recorded simultaneously herewith.

Commonly known as: 715 Sunset Circle, Cranberry Township PA 16066

TITLE TO SAID PREMISES IS VESTED IN Dianne H. Brady, by deed from Mark D. Weis and Cathy E. Weis was recorded 03/02/2006, in the Butler County Recorder of deeds as Instrument No 200603020004720.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2015-30189
C.P. 2015-20733
ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **SCOTT EUGENE COLLIER, SCOTT E. COLLIER, SCOTT COLLIER AND THERESA COLLIER** at the suit of WILMINGTON SAVINGS FUND, Being:-

TAX I.D.#:2601F114-21

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF PARKER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SR 1006, FAIRVIEW ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF CHRISTY; THENCE BY THE CENTER LINE OF SR 1006, SOUTH 85 DEGREES 23 MINUTES 38 SECONDS WEST, 244.73 FEET TO A POINT AT THE CORNER OF LANDS NOW OR FORMERLY OF FARNEN; THENCE BY LANDS NOW OR FORMERLY OF FARNEN THROUGH A STEEL POST, NORTH 7 DEGREES 12 MINUTES 32 SECOND EAST, 893.17 FEET TO A PIPE ON THE SOUTHERN LINES OF LANDS NOW OR FORMERLY OF SMITH; THENCE BY SAME, SOUTH 82 DEGREES 50 MINUTES 00 SECONDS EAST, 245 FEET TO THE CORNER OF LANDS NOW OR FORMERLY OF CHRISTY; THENCE BY LANDS NOW OR FORMERLY OF CHRISTY, SOUTH 7 DEGREES 34 MINUTES 46 SECONDS WEST, 843.25 FEET THROUGH A CONCRETE MONUMENT TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 4.827 ACRES.
HAVING THEREON ERECTED A

DWELLING HOUSE.

THIS DESCRIPTION IS PREPARED IN ACCORDANCE WITH THE SURVEY OF JOHN E. DUSHECK DATED OCTOBER 29, 1996.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND ALL LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

BEING KNOWN AND NUMBERED AS 465 FAIRVIEW ROAD, PETROLIA, PENNSYLVANIA 16050. BEING PARCEL NUMBER: 260-1F114-21-0000

BEING THE SAME PREMISES CONVEYED TO SCOTT E. COLLIER FROM SCOTT E. COLLIER AND THERESA A. COLLIER BY DEED DATED MARCH 22, 2010 AND RECORDED MARCH 25, 2010 AS INSTRUMENT NUMBER: 201003250006205.

Being known as: 465 FAIRVIEW ROAD, PETROLIA, PENNSYLVANIA 16050.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2014-30125
C.P. 2014-20856
ATTY PETER WAPNER

Seized and taken in Execution as the property of **DEBORAH L. CONTI** at the suit of PHH MORTGAGE CORPORATION, Being:-

All that certain piece, parcel, or tract of land situate in the Fourth Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning on the Easterly right of way line of North McKean Street, a 60 foot right of way, said point being common with the intersection of Park Street, a 12 foot right of way, and being the Northwesterly corner

of within described lot; thence along Park Street, South 89 degrees 43 minutes 34 seconds East, 120 feet to a point on the Northwesterly corner of lands now or formerly of J. Erdos Trustees, et al.; thence along lands of Erdos and McCall, South 00 degree 10 minutes 00 second West, 50 feet to a point on the Northerly line of lands now or formerly of E. S. Schaffner, Jr.; thence along Schaffner, North 89 degrees 43 minutes 34 seconds West, 120 feet to a point on the Easterly right of way line of North McKean Street; thence by same, North 00 degree 10 minutes 00 second East, 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Conti, a single person, by Deed from David E. Dorcy and Carol E. Dorcy, h/w, Dated 11/30/2005, Recorded 12/06/2005, Instrument No. 200512060034930.

Tax Parcel: 564-9-60-0000
Premises Being: 315 North Mckean Street, Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30289
C.P. 2017-21946
ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of **D. WILLIAM DECAMPLI** at the suit of BANK OF NEW YORK MELLON, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 and the western one-half of Lot No. 3 in Bastian's Additional to the Borough of Zelenople, bounded and described as follows, to-wit

BEGINNING at the intersection of New Castle Street with Milton Street; thence in a Northerly course along said Milton Street, 150 feet to a 15 foot alley; thence in an Easterly direction along said alley, 81 feet 3 inches to the middle of Lot No. 3; thence in a Southerly direction along said middle line of Lot No. 3, 150 feet to New Castle Street; thence in a Westerly direction along said New Castle Street, 81 feet 3 inches to Milton Street, the place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way as recorded in prior instruments of record.

BEING the same premises in which W. Joseph Mollenauer, Jr., Executor of the Estate of Margery K. Mollenauer, deceased by deed dated December 29,2006 and recorded on January 3, 2007 in the Office of Recorder of Deeds in and for Butler County at instrument#200701030000239, conveyed unto D. William Decampli.

Parcel No. 550-S2-AC4

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30285
C.P. 2017-22007
ATTY ROGER FAY**

Seized and taken in Execution as the property of **DIANE R. DIORIO** AND DIANE DIORIO at the suit of BANK OF NEW YORK MELLON, Being:-

All those two certain lots of land situate in the Fifth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 8 and the Southernmost 30 feet of Lot No. 7 in the A.M. Christley Plan of Lots as the same is recorded in the Recorder's Office of Butler County in Plan Book Volume 2, Page 14, as more fully bounded and described as follows: Lot No. 8: On the North by lot No. 7; on the East by Olive Street, formerly called Oakland Avenue, 40 feet; On the South by Lot No. 9, now or formerly owned by Bowser, 138 feet; and on the West by lands now or formerly of Leith. Part of Lot No. 7: On the North 127.2 feet by part of Lot No. 7, now or formerly owned by Geibel, which Northern line shall be parallel to the Southern line of the lot herein conveyed; on the East 30 feet by Olive Street; on the South 132 feet by lot of formerly James Pirone, or Bixler, being lot first above herein conveyed; on the West 30.52 feet, more or less, by lot of now or formerly Holt.

Title to said Premises vested in Diane R. Diorio by Deed from Judy D. Campbell dated February 13,2007 and recorded on February 26,2007 in the Butler County Recorder of Deeds as Instrument No. 200702260004270.

Being known as: 412 Olive Street, Butler, PA 16001

Tax Parcel Number: 565-22-178-0000

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2016-30314
C.P. 2016-21866
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **GLENN EALY HEIR**, RICHARD I EALY DEC, ALICE SCOTT HEIR, CINDY FRESH DAVID HEIR, LORI WILLIAMS HEIR, BRUCE FRESH HEIR, GARY FRESH HEIR, JAMES R JAMISON, JR HEIR, GEORGE RAYMOND JAMISON HEIR, FRED A JAMISON HEIR, EDNA E JAMISON HEIR, G CATHERINE PATRICK HEIR, SHARON L RUNYAN HEIR, DALE H EALY JR HEIR, GAYLE E SUISEI HEIR, PATRICIA R WITHERS HEIR, AND UNKNOWN HEIRS SUCCESSORS ASSIGNS at the suit of US BANK NATIONAL ASSN, Being:-

All that certain parcel or lot of land situate in Washington Township, Butler county, Pennsylvania, the same being more particularly bounded and described as follows, to-wit:

Bounded on the North, two hundred ten (210) feet by other lands of Gould; bounded on the East, one hundred ten (110) feet by other lands of Gould; bounded on the South, one hundred forty (140) feet by the center line of a public highway known as the Petrolia Road; and bounded on the west, one hundred twenty-five (125) feet by line of lands now or formerly of Groom. Said premises having thereon erected a frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Richard I. Ealy and Wilma C. Ealy, his wife, by Deed from Gordon W. Ice and Edith G. Ice, his wife, Dated 03/29/1972, Recorded 04/04/1972, in Book 947, Page 456.

WBLMA C. EALY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of WDLMA C. EALY's death on or about 12/26/1996, her ownership interest was automatically vested in the surviving tenant by the entirety.

RICHARD I. EALY died on 11/30/2014, and upon information and belief, his surviving heirs are GLENN EALY, ALICE SCOTT, CINDY FRESH-DAVIS, LORI WILLIAMS, BRUCE FRESH, GARY FRESH, JAMES R. JAMISON, GEORGE RAYMOND JAMISON, FRED A. JAMISON, EDNA E. JAMISON, G. CATHERINE PATRICK, SHARON L. RUNYAN, DALE H. EALY, JR, GAYLE E. SUISEI, and PATRICIA R. WITHERS.
Tax Parcel: 310-1F114-A6A-0000

Premises Being: 551 Fairview Road, Petrolia, PA 16050-1607

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30273
C.P. 2017-21688
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **SHAUN A. FETTERS AND MARGARET L. FETTERS** at the suit of LNV CORPORATION, Being:-

All that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on Legislative route T-602, and being the Southeast corner of the property herein being quit-claimed; thence along line of lands of Valvoline Oil Company, North 59 deg. 17' West, 200 feet to a point on line of lands of J.J. Benedict; thence along line of lands of J. J. Benedict North 30 deg. 43' East 174.28 feet, to a point on line of lands of Bucholz; thence along line of lands now or Bucholz South 59 deg. 17' East 220.95 feet to a point on Legislative Route T-602; thence along line of Legislative Route T-602 South 39 deg. 10' 30 11 West, 67.58 feet to a point thence continuing on line of Legislative Route T-602 South 36 deg. 34' West, 108 feet to a point, the place of beginning. Containing 0.84 acres as shown by the survey of Greenough and Greenough dated March, 1963.

Notice - This document may not/does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owners or owners of such coal may have/have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

BEING known and numbered as 203 Pinehurst Road, Butler, PA 16001.

Being the same property conveyed to Shaun A. Fetters and Margaret L. Fetters, his wife who acquired title, with rights of survivorship, by virtue of a deed from Audrey

L. Fetters, single woman, dated August 21, 1996, recorded August 21, 1996, at Document ID 019822, and recorded in Book 2659, Page 0748, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-2F61-28A

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30311
C.P. 2017-21997
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **CHARLES A.J. HALPIN, III ESQ PERSONAL REP** AND PATRICIA ANN MCCLAIN, EST BY PERSONAL REP at the suit of CITIZENS BK-PA, Being:-

SEIZED and taken in execution as the property of Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski, at the suit of Dollar Bank, Federal Savings Bank vs. Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski, being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the William Regis Plan of Lots No. 1, as recorded in the Recorder of Deeds of Butler County, Pennsylvania, in Rack File No. 73, page 19.

HAVING erected thereon a dwelling house known as 9647 Goehring Road, Cranberry Twp, PA 16066.

BEING designated as Map and Parcel Number 130-S10-H4.

BEING the same premises which Kathryn G. Yarian, Unmarried, by Deed dated May 18, 2001 and recorded in the Office of the Recorder of Deeds of Butler County on May 24, 2001, at Instrument Number 200105240013033, granted and conveyed unto Shirley A. Tomalewski. Shirley A. Tomalewski died on November 26, 2015, at which time Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski became the owner of the aforesaid property by operation of law.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30306
C.P. 2017-21663
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **JON HAWRYLIAK HEIR, DAVID HAWRYLIAK HEIR, DIANNA CRISPEN HEIR, SUZANNE BULFORD HEIR, NICK HAWRYLIAK HEIR, UNKNOWN SURVIVING HEIRS**, at the suit of CIT BANK NA, Being:-

TAX ID.#: 056-20-C 78- 0000

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEING KNOWN AND DESIGNATED AS LOT NO. 78 IN THE BURTON HEIGHTS PLAN AS RECORDED IN BUTLER COUNTY AT RACK FILE SECTION 14, PAGE 16. HAVING ERECTED THEREON A ONE STORY FRAME FAMILY DWELLING AND DETACHED CONCRETE BLOCK GARAGE.

THE ABOVE PROPERTY IS MORE SPECIFICALLY DESCRIBED IN ACCORDANCE WITH SURVEY OF RB. SHANNON & ASSOCIATES, INC., DATED MAY 30, 1984 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WITHIN DESCRIBED PREMISES AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HOME AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF A 20 FOOT WIDE ALLEY KNOWN AS HAZLETT AVENUE, THENCE ALONG THE EAST RIGHT-OF-WAY OF HOME AVENUE, NORTH 3 DEGREES 1 MINUTE EAST, 100 FEET TO AN EXISTING IRON PIN ON LINE OF LOT NO. 70 IN THE SAME PLAN OF LOTS; THENCE BY SAME, SOUTH 87 DEGREES 30 MINUTES EAST 180 FEET TO AN IRON PIN ON THE WEST RIGHT OF-WAY LINE OF A 20 FOOT ALLEY; THENCE BY SAME SOUTH 3 DEGREES 1 MINUTE WEST 100 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF HAZLETT AVENUE; THENCE BY SAME, NORTH 87 DEGREES 30 MINUTES WEST 180 FEET TO THE PLACE OF BEGINNING.

Being known as:
229 HOME AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in John Hawryliak by deed from John Hawryliak and Lottie E. Hawryliak, husband and wife, dated April 8, 1994 and recorded April 11, 1994 in Deed Book 2421, Page 0523 Instrument Number 7247946555. The said John Hawryliak died on May 11, 2015 without a will or appointment of an Administrator.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30280
C.P. 2017-21948
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RONALD G HUME ADMR & HEIR, RONALD J HUME EST BY ADMR AND UNKNOWN HEIRS** at the suit of WELLS FARGO BANK NA, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 1 on the property subdivision for the Henry Streitman, Jr. Estate recorded in the Office of the Recorder of Deeds at Section 133, page 15. TITLE TO SAID PREMISES IS VESTED IN Ronald J. Hume, unmarried, by Deed from Theresa M. Garcia, unmarried, Dated 08/21/2003, Recorded 08/26/2003, Instrument No. 200308260038697.

Mortgagor RONALD J. HUME died on 11/11/2016, and RONALD G. HUME was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 11/23/2016 by the Register of Wills of BUTLER COUNTY, No. 10-16-0944. Decedent's surviving heir at law and next-of-kin is RONALD G. HUME.

Tax Parcel: 054-25-A3-0000

Premises Being: 224 Meridian Road, Butler, PA 16001-2847

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30303
C.P. 2017-22125
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **UNKNOWN HEIRS OF DOUGLAS E MARSTELLER DEC** at the suit of **WELLS FARGO BANK NA**, Being:-

ALL that certain lot or piece of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania being Unit 1212 in Lot No 2 of the Castle Creek Phase 12 Plan of Lots as the same is recorded in the Department of Real Estate for Allegheny County Pennsylvania in Plan Book Volume 163 page 46-50.

UNDER AND SUBJECT TO building set back lines, sanitary sewer easements and other easements as shown on the recorded plan. The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to be governed by and subject to membership in the Castle Creek Homeowners Association.

The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to accept membership in and to join such Homeowners Association as may be created in whole or part for the care and maintenance of common areas within the Castle Creek Phase 3 Plan of Lots in the Borough of Seven Fields and hereby agrees (1) to pay such assessments as are now imposed by such association and (2) that any such assessments not paid within thirty (30) days from the date due shall constitute a lien against the property conveyed. This covenant shall bind the Grantees and their successors in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Douglas E. Marsteller, a single man, by Deed from John T. Houston, a single man, Dated 02/05/2013, Recorded 03/11/2013, Instrument No. 201303110007094.

Mortgagor **DOUGLAS E. MARSTELLER** died on 06/29/2016, and upon information and belief, his surviving heirs are **LINDSIE MARSTELLER, DANIEL MARSTELLER,** and **MAUREEN MARSTELLER.**

By executed waivers, **LINDSIE MARSTELLER, DANIEL MARSTELLER,** and **MAUREEN MARSTELLER** waived their rights to be named as defendants in the

foreclosure action.

Tax Parcel: 505-S1-12B1212-0000

Premises Being: 218 Woodhaven Drive, Seven Fields, PA 16046-7828

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2013-30004
C.P. 2012-22142
ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of **JEFFREY G. MINEHART AND MARY R. MINEHART** at the suit of **US BANK TRUST NATL ASSN**, Being:-

PARCEL NO.: 055-28-A180

ALL that certain lot of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

ON the North 290 feet by Lot No. 179 in the Young Plan of Lots; on the East 75 feet by an alley; on the South 290 feet by Lot No. 181 now owned by Geibel; on the West 75 feet by Orchard Avenue a forty (40) foot street.

BEING Lot No. 180 in the Young Plan of Lots recorded in Rack File 8, Page 20.

Fee Simple Title Vested in Jeffrey G. Minehart and Mary R. Minehart, his wife by deed from, William J. Niebrzydowski and Diane M. Niebrzydowski, his wife, dated 10/27/2006, recorded 10/30/2006, in the Butler County Recorder of deeds in Deed Instrument No. 200610300027586.

.... and the said Jeffery G. Minehart, died 10/31/2016, whereupon title to premises in question became vested in Mary R. Minehart, by right of survivorship.

Property Address: 5335 Colonial Avenue, Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30304
C.P. 2017-22126
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **ROBERT L. MOORE, SR.** AND **FRANCES M. MOORE** at the suit of **WELLS FARGO BANK, N.A.**, Being:-

The land referred to in this Commitment is described as follows:

All that certain piece of land situate in the Fourth Ward of the City and County of Butler, Pennsylvania. bounded and described as follows:

On the North one hundred forty-eight(148) feet more or less, by line of portion of Lot No. 163 in same plan, formerly owned by R J Torrance; on the East fifty-three and 51/100 (53.51) feet by an alley; on the South one hundred forty-nine and 50/100 (149.50) feet by Lot No. 155 in the same plan; and on the West fifty-three and 50/100 (53.50) feet by Second Street and being Lot No. 164 and 3 1/2 feet of and off the South side of Lot No. 163 in the East Oakland plan of lots as recorded in the Office of the Recorder of Deeds in and for Butler County, Pa. in Plan Book Vol. 2, Page 50

Having thereon erected a two story brick house and the said 3 1/2 feet of and off the said Lot No 163 having been conveyed by deed of R J Torrance, et ux. dated June 21st, 1919. and accordance in the said office for the recording of deeds in and for BUTLER COUNTY, PA in Deed Book Vol 366, Page 8, unto the said Paul E Green, one of the granters herein

Said parcel of land being more accurately bounded and described as follows:

Beginning at a point at the intersection of the Northwest corner of Lot No. 165 and the general Eastern right of way line of Second Street, the Southwest corner of the tract herein conveyed; thence North 24° 15' West along the right of way line of Second Street, a distance of 53.05 feet to a point, the Northwest corner, thence North 65° 45' East along the line of lands now or formerly of A. L. Clouse. a distance of 148.29 feet to a point, the Northeast corner, thence South 25° 37' East along the Western right of way line of a 16 foot unnamed alley a distance of 53.51 feet to a point, the Southeast corner; thence South 65° 45' West along line of lands

now or formerly of V. J. Coulter, a distance of 149.57 feet to a point, the place of beginning.

Having erected thereon a 2 1/2 story brick dwelling and unattached garage as per survey of R. B. Shannon & Associates. Inc. dated November 29, 1985.

Parcel/Tax I.D Number: 564-19-199

Fee Simple Title Vested in Robert L. Moore, Sr. and Frances M. Moore, his wife, by deed from, Robert M. Thompson and Janet C. Thompson, his wife and Loyal T. Mitchell and Catherine T. Mitchell, his wife and Leroy B. Thompson, single man, dated 12/13/1985 recorded 12/23/1985, in the Butler County Recorder of deeds at Deed Book 1259, Page 0758, as Instrument No. 013486.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30308
C.P. 2017-22167
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **VINCENT A. NOEL, WILDA E. NOEL, AND VINCENT A. & WILDA E. NOEL REV LIVIN TR 2/3/07** at the suit of **CIT BANK, N.A.**, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, and being particularly described as follows, to-wit:

BEGINNING on the Southerly line of Harrison Road at the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd, thence along the Southerly line of Harbison Road North 88 degrees West, 69.15 feet to a point; thence Westwardly continuing along the Southerly line of Harbison Road, by a curve to the left, having a radius of 100 feet, an arc distance of 100.35 feet, to a point; thence South 59 degrees 14' East, 178.22 feet, to the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd; thence along the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd, North 1 degree East, 129.43 feet, to the Southerly line of Harbison Road, at the place of beginning.

BEING KNOWN AS TAX PARCEL NUMBER 040-1 f05-11c8a and situate at the 224 Harrison Road, Sarver, PA 16055

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30290
C.P. 2017-22049
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **FRANCES PARKS** at the suit of CITIFINANCIAL SERVICING, LLC, Being:-

All that portion of property located in Concord Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of new State Route No. 38, said point being the southwesterly corner of premises herein conveyed and the northwesterly corner of property now or formerly of C. Zacharis; thence along the center line of said State Route No. 38 in a northerly direction by the arc of a circle curving to the left having a radius of 1556.96 feet for an arc distance of 150 feet to a point on said center line of State Route No. 38; thence South 72° 55' 43" East a distance of 290.30 feet to a point; thence South 17° 04' 17" West along other lands of the Grantors out of which this is a part a distance of 149.91 feet to a point on line of land now or formerly of C. Zacharis; thence North 72° 55' 43" West a distance of 293.26 feet along the dividing line between lands of said Zacharis to the center line of State Route No. 38, at the place of beginning. Containing 1 acre more or less.

Excepting and reserving unto previous owner's their heirs, administrators, executors, successors, the full, free liberty and right at all times hereafter forever, of egress and regress over and across a twenty-five (25') foot part of a fifty (50') foot road being center of said road, presently located on the premises conveyed and being at the north east corner of said property.

TITLE TO SAID PREMISES IS VESTED IN DAVID A. PARKS AND FRANCES T. PARKS, HIS WIFE, by Deed from THOMAS R. PARKS AND DIANEM. PARKS, HIS WIFE, Dated 11/01/1977, Recorded 11/23/1977, in Book 1056, Page 500.

Tax Parcel: 110-3F06-21F-0000
Premises Being: 1608 Oneida Valley Rd, Chicora, PA 16025-4118

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30274
C.P. 2017-21783
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **JANICE PFAB**, **JANICE G. PFAB**, AND **DARON J. PFAB** at the suit of **WELLS FARGO BANK NA**, Being:-

All that certain lot or piece of ground situated in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the center line of the Graham School Road where the same is intersected by the northerly line of lands now or formerly of M & E Graham; thence along said Graham Line North 85 degrees 54' 10" West distance of 83.98 feet to a point on the Easterly right of way line of the Pennsylvania Turnpike; thence along the same Norm 36 degrees West a distance of 330.52 feet to a point on line of lands now or formerly of E.F. Geyer; thence along the same North 39 degrees 38' East a distance of 177.72 feet to a point; thence continuing along the same North 21 degrees 38' East a distance of 100 feet to a point; thence by a line along line of lands now or formerly of Robert H. Wanker, et ux. South 56 degrees 19' 5511 East a distance of 266.69 feet to a point on the center line of Graham School Road aforesaid; thence along the same South 24 degrees 20' 30" West a distance of 200.40 feet to a point; thence continuing along the same South 17 degrees 54' 30" West a distance of 59.16 feet to a point; thence continuing along the same South 0 degrees 29' West a distance of 54.88 feet to a point; thence continuing along the same South 19 degrees 29' East a distance of 46.03 feet to the point at the place of beginning.

Containing 2.257 acres according to a survey made by Richard G. Bach and Associates Dated June, 1970.

Having erected thereon a dwelling house with integral garage.

Under and Subject to any and all oil and gas leases which may have been conveyed by prior instruments of record and also any rights of way which may have been conveyed by prior instruments of record.

BEING known and numbered as 3705 Graham School Road, Cranberry Township, PA 16066.

Being the same property conveyed to Janice Pfab and Daron J. Pfab, mother and son who acquired title by virtue of a deed from Janice Pfab, no marital status shown, dated August 16, 2013, recorded February 24, 2014, at Instrument Number 201402240003803, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 130-S6-DA2

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30296
C.P. 2017-22073**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **PAUL A PIOTROWSKI, SUSAN R PIOTROWSKI, AND UNITED STATES OF AMERICA** at the suit of **WILMINGTON SAVINGS FUND SOCIETY, FSB, Being:-**

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 225 in the Freedom Woods Plan of Lots Phase II, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 120, page 40

DEED BOOK: INSTRUMENT #201505130010060

DEED PAGE: INSTRUMENT #201505130010060

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-S19-A225-0000

PROPERTY ADDRESS: 210 Lafayette Drive Cranberry, PA 16066

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30278
C.P. 2017-21941
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY REYNOLDS** at the suit of **US BANK NATL ASSN, Being:-**

ALL that certain parcel or lot of land situate in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 215 HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18,2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF STACEY J. REYNOLDS UNDER BUTLER COUNTY JUDGMENT NO. 2017-10450.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30282
C.P. 2017-21747
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **DOMINIC SHARRER HEIR & ADMR, JAMES M SHARRER HEIR & ADMR, BARBARA ANDERSON HEIR & ADMR, KIMBERLY JOHNSTON HEIR & ADMR, KATHLEEN CLAWSON HEIR & ADMR, AND UNKNOWN HEIRS & ADMR JASON W SHARRER EST**, at the suit of WELLS FARGO BK NA, Being:-

All that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center of 40 foot street, being the Southwest corner of the property herein conveyed and the Northwest corner of the property of now or formerly G. C. Hauck; thence North 86 degrees 39' East by the center of said road 100 feet to a point; thence North 0 degree 37' West by Lot No. 31 a distance of 227.75 feet to a point; thence along Lot No. 29 South 86 degrees 39' West 100 feet to a point; thence by Lot No. 5 and 4, South 0 degree 37' East a distance of 227.75 feet to the place of beginning.

Being Lot No. 30 in the Shanor Manor Plan of Lots as recorded in Rack File 9, Page 24.

BEING known and numbered as 113 South Drive, Butler, PA 16001

Being the same property conveyed to Jason W. Sharrer, no marital status shown who acquired title by virtue of a deed from Jason W. Sharrer and Michele J. Sharrer, no marital status shown, dated April 19, 2013, recorded April 29, 2013, at Instrument Number 201304290012186, Butler County, Pennsylvania records.

Parcel No.: 060-S3-D30-0000

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30287
C.P. 2017-21754
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **MARGARET E. SMITH, MARGARET SMITH, AND UNITED STATES OF AMERICA** at the suit of DEUTSCHE BANK NATIONAL TRUST CO, Being:-

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of North McKean Street, said point being the Southwesterly corner of the parcel herein described and common to the Northwesterly corner of lands of now or formerly Hoffinan; thence along the center line of North McKean Street the following three courses and distances: North 14 Degrees 40 Minutes 00 seconds East, 58.93 feet to a point; thence North 08 Degrees 17 Minutes 00 seconds East, 64.33 feet to a point; thence North 04 Degrees 07 Minutes 30 seconds West, 78.09 feet to a point, being the Southwesterly corner of lands of now or formerly Harbison and the Northwesterly corner of within described tract; thence along Harbison, North 81 Degrees 51 Minutes 00 seconds East, 227.90 feet to a point at a pin set at the Northwesterly corner of a 40 foot reserve tract or right of way; thence along said reserve, South 03 degrees 54 minutes 00 seconds West, 241.42 feet to a point in lands now or formerly of Hoffinan; thence along Hoffman, North 87 degrees 29 minutes 12 seconds West, 227.97 feet to a point, the place of beginning.

BEING Lot No. 21 and 22 in the Ritzwood Plan of Lots recorded in DBV 630, Page 159 and Plan Book 12, Page 6.

DEED BOOK: 2668

DEED PAGE: 247

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-15-A20A-0000

PROPERTY ADDRESS: 947 North McKean Street Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30312
C.P. 2017-22185
ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **ROBERT M. TOMALEWSKI**, EXEC AND SHIRLEY A. TOMALEWSKI, EST BY EXTR at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, page 25.

TOGETHER with an easement in and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County in Deed Book Volume 997, page 1060.

UNDER AND SUBJECT to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING KNOWN AS: 110 Kirkwood Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Julie Camey and Robert L. Camey, by Deed dated 5/12/2004 and recorded 5/14/2004 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200405140015413, granted and conveyed unto Patricia Ann McClain. Patricia Ann McClain departed this life on October 9, 2016.

PARCEL NO.: 130-S4-C23

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30300
C.P. 2017-22123
ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of **MARK ANTHONY VILLANI** AND HOLLY LYNN VILLANI at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot, parcel or lot of land situate in the Fifth ward of the city of Butler,

Butler County, Pennsylvania, bounded and described as follows:

On the north, 70 feet, more or less, by lands of formerly Butler Passenger Railway Company or street; on the east 40 feet more or less, by Sterling avenue, now Ninth avenue; on the south 70 feet, more or less, by a street formerly called West Penn street extension; on the west 40 feet, more or less, by lot now or formerly of Howard Liebler, with frame house numbered 310 Sterling avenue and garage thereon.

TITLE TO SAID PREMISES IS VESTED IN Mark Anthony Villani and Holly Lynn Villani, husband and wife, their heirs and assigns by Deed from Sylvia A. Minto, a widow Dated 01/25/2002 Recorded 01/25/2002 in deed instrument # 200201250003119.

Tax Parcel: 565-44-85

PremisesBeing: 310 Sterling Avenue, Butler, PA 16001-5530

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30301
C.P. 2017-21943
ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of **BRETT D. ZAJACS**, BRETT ZAJACS, AND TINA ZAJACS at the suit of PACIFIC UNION FINANCIAL, LLC, Being:-

TAX I.D. #: 160-S3-A11-0000

ALL THOSE CERTAIN PARCELS, PIECES, AND LOTS OF LAND SITUATE IN FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING PARCEL C, LOT A-10 AND LOT A-11, AS DEPICTED ON THE SURVEY DATED MAY 30, 2008 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY ON SEPTEMBER 16, 2008, AT PLAN BOOK VOLUME 309, PAGE 41.

BEING KNOWN AND NUMBERED AS 127 ASH STOP ROAD, EVANS CITY, PA 16033. Being known as: 127 ASH STOP ROAD, FORWARD TOWNSHIP, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in Brett Zajacs a/k/a Brett D. Zajacs and Tina Zajacs, husband and wife, by deed from Mark D. Zajacs, Executor of the Estate of Anna R

Zajacs dated October 20, 2016 and recorded December 7, 2016 in Instrument Number 201612070025776.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30295
C.P. 2017-22068
ATTY SCOTT SCHREFFLER**

Seized and taken in Execution as the property of **JAMES H. ZEDAK DECEASED BY PERSONAL REP AND CHERYL PUCKETT PERSONAL REP** at the suit of FARMERS NATL BK-EMLENTON, Being:-

ALL that certain piece, parcel or tract of land situate in the Village of North Washington, Washington Township, Butler County, Pennsylvania, bounded and described as follows:

ON THE NORTH by the Lutheran Parsonage Lot;

ON THE EAST by the Butler and Emlenton Public Road;

ON THE SOUTH by lot of now or formerly Joseph Seaton; and

ON THE WEST by an alley;

BEING 60 feet fronting on aforesaid Butler and Emlenton Public Road and extending Westward 160 feet, more or less, uniform in width, to aforesaid alley, the Eastern boundary.

HAVING thereon erected a cottage dwelling house, stable and other buildings and improvements.

BEING the same premises conveyed to the Grantor by deed of William G. Stitt and Maureen Jane Stitt, dated January 3, 1985, and recorded in the Butler County Recorder's Office in Record Book Volumes 1217, Page 760 and further conveyed to James H. Zedak by deed dated April 29, 2004, and recorded in the Butler County Recorder's Office at Instrument number 200405200016075 under date of May 20, 2004.

BCLJ: January 26 & February 2, 9, 2018



**50th Judicial District
Court of Common Pleas
Butler County, Pennsylvania**

2018 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

Judge McCune	Family	Tuesday	2:00pm (1)
Judge Horan	Civil	Wednesday	9:00am (4)
Judge Yeager	Civil	Thursday	9:00am (3)
Judge Streib	Family	Thursday	1:30pm (1)

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

SHERIFF'S SALE

January 17, 2018	August 8, 2018
March 7, 2018	September 12, 2018
April 11, 2018	October 10, 2018
May 9, 2018	November 14, 2018
June 6, 2018	

CREDIT CONCILIATION

Date	Cut-Off Date
January 18, 2018.....	October 20, 2017
March 16, 2018.....	December 15, 2017
May 18, 2018.....	February 16, 2018
July 27, 2018.....	April 27, 2018
September 14, 2018.....	June 15, 2018
November 16, 2018.....	August 17, 2018